

17. **5406 Farrow Road**, TMS# 11612-04-01; request to rezone from C-3 (General Commercial) to PUD-C (Commercial Planned Unit Development) – *First reading approval was given on May 19, 2010. - Approved on second reading.*

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT MAP AMENDMENT CASE SUMMARY**

**REZONE FROM C-3 (GENERAL COMMERCIAL) TO
PUD-C (COMMERCIAL PLANNED UNIT DEVELOPMENT)
5406 FARROW ROAD
(OPEN LIVING COMMUNITY)**

April 5, 2010 at 5:15pm.

City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina

Subject Property:	5406 Farrow Road, TMS# 11612-04-01
Council District:	1
Proposal:	Rezone to PUD-C to facilitate redevelopment as Open Living Community/Senior Matters
Applicant:	Eric Vannier, Bobbit Design Build LLC
Present Use:	Vacant Proposed Use: Mixed-Use
Staff Recommendation:	Approve

Detail:	This review entails a request for a recommendation to rezone this parcel from C-3 to PUD-C. The uses proposed in the PUD include a residential assisted living facility, a hotel, and other commercial uses such as medical and service facilities. This review is intended to establish the base mixed-use zoning with site specific development plans returning to the Commission once they are developed. While detailed plans are not provided, there is specific direction in the PUD document on how the site will be developed through direction concerning building setbacks and uses, connectivity, stormwater, and greenspace. The location of this development is in an area that is largely a mix of uses with a residential subdivision to the south, a church and commercial development to the north, a highway to the east, and a mix of residential lots and a warehouse to the west. The redevelopment of this site as mixed-use with services should prove to be beneficial to this portion of Farrow Road that has struggled with attracting investment. Please note that this area is one on which the City has been focusing efforts to annex unincorporated donut holes to normalize services.
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CITY AGENCY COMMENTS FOR REZONING

Marc S. Mylott, Planning & Development Services/ZA	Recommend Approval
Johnathan E. Chambers, Zoning/DZA	Recommend Approval

Zoning Map

5406 Farrow Road
TMS # 11612-04-01



Department of Planning &
Development Services

Legend

— INTERSTATES
— RAILROADS
— CITY LIMITS
— STREETS

PARCELS
CITY LIMITS

ZONING

Zoning Districts

D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RG-1	M-1
RG-1A	M-2
RG-2	PUD-C
RG-3	PUD-LS
UTD	PUD-R
MX-1	PUD-LS-R
	PUD-LS-E
	Out of City

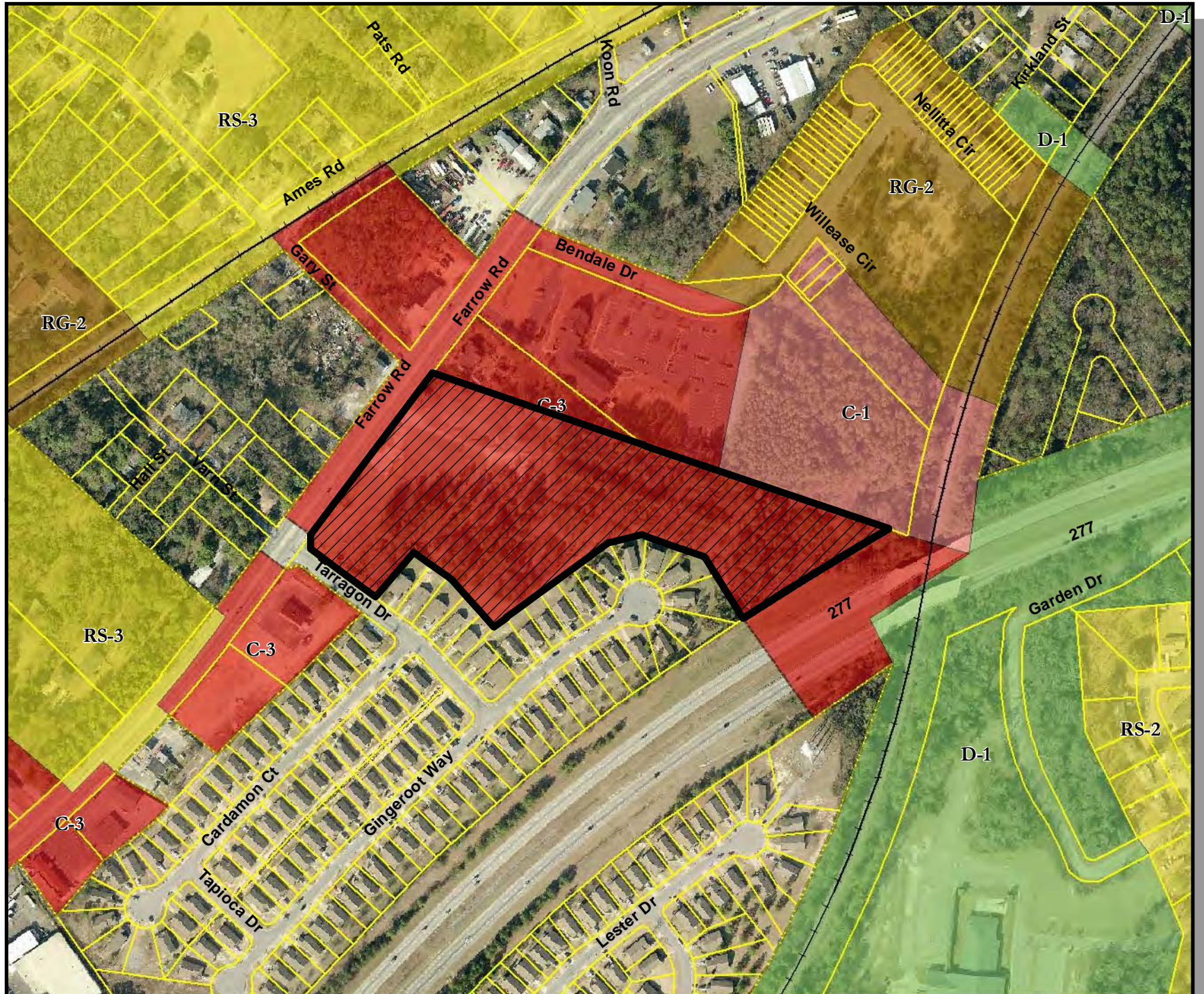
1 inch = 331 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

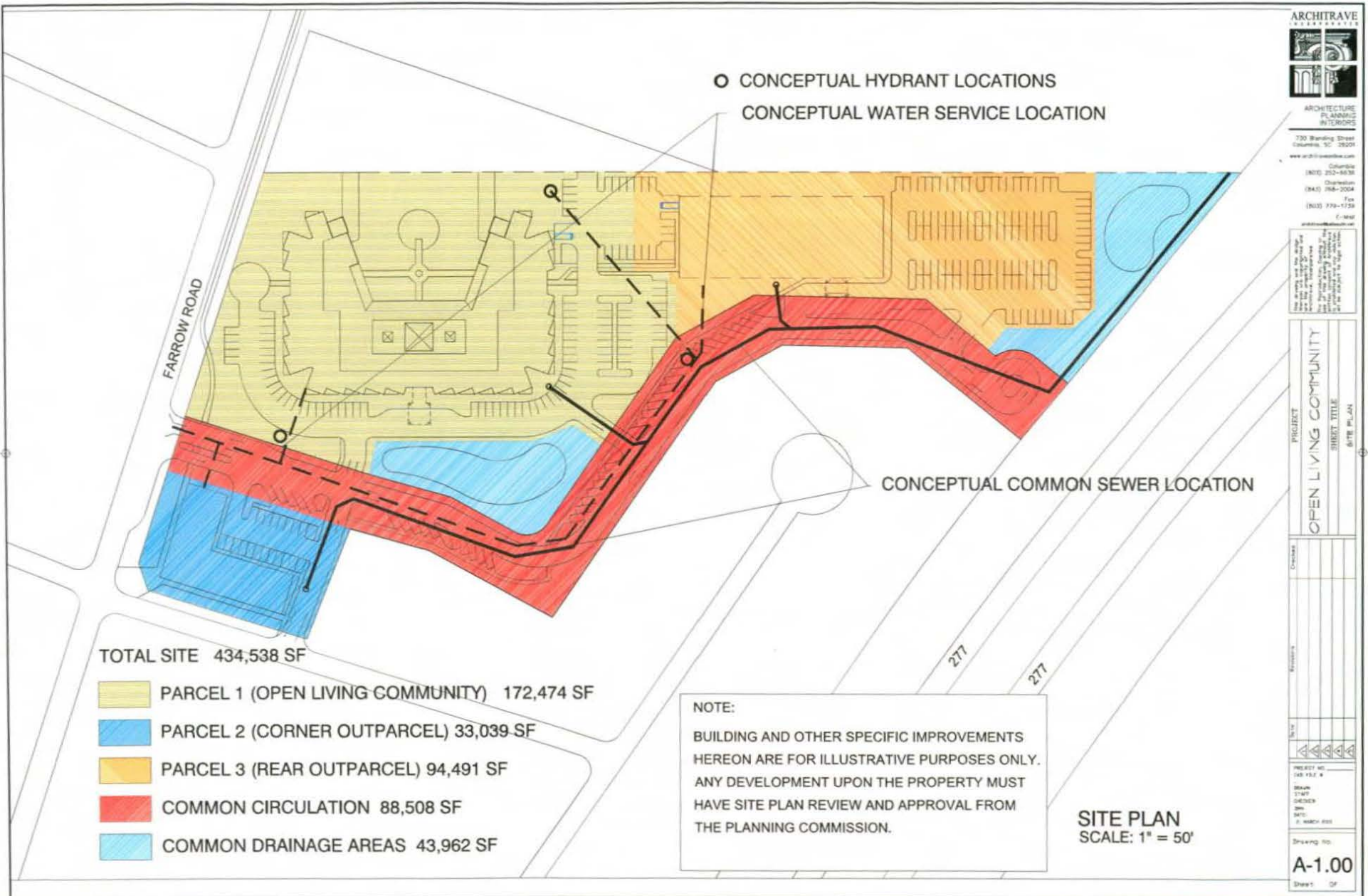
David L. Hatcher
March 25, 2010

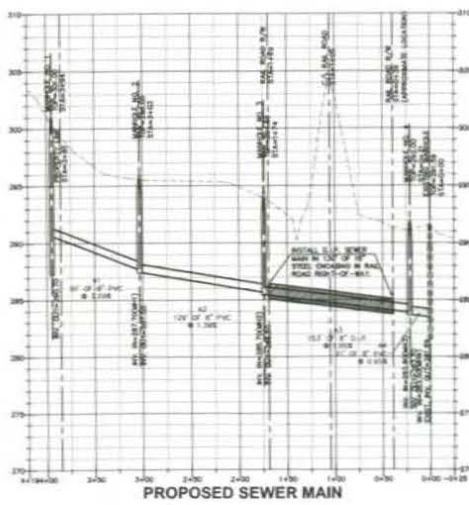
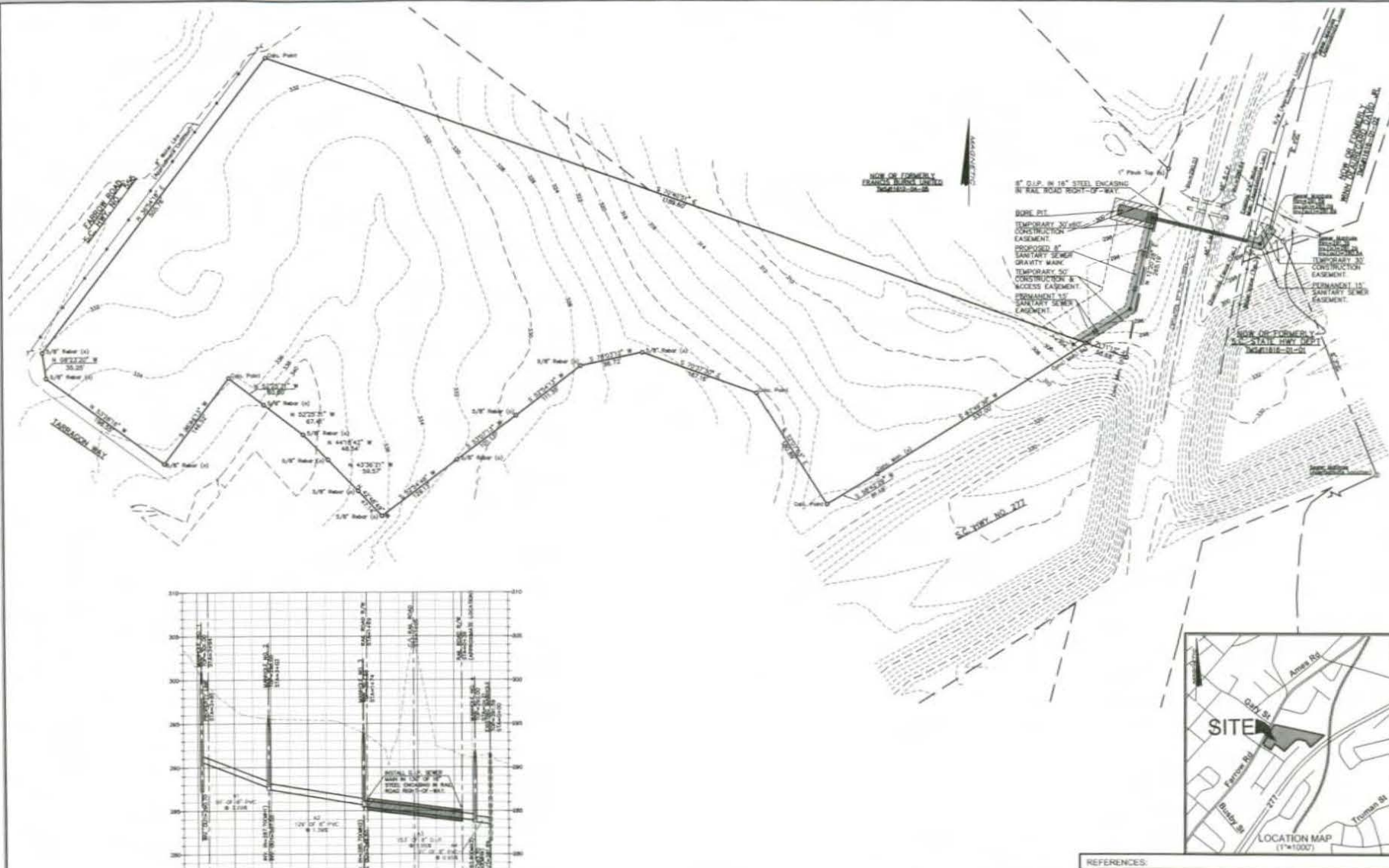
DISCLAIMER:

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NOTE:
 ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AREA AND HAS FOUND NO OBVIOUS DISCREPANCIES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA.

- REFERENCES:
 1. PLAT OF PROPERTY SURVEYED FOR MARYANN CAPITAL HEIGHTS LIMITED PARTNERSHIP, BY A & S OF COLUMBIA, INC. DATED OCTOBER 20, 1994. LAST REVISION JULY 10, 1996.
 2. PLAT OF PROPERTY SURVEYED FOR BEN H. METTS, BY E.F. OWENS, DATED JULY 11, 1972. RECORDED IN PLAT BOOK "C", PAGE 2942.

- NOTES:
 1. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ALL PROPERTY LINES AND RIGHTS-OF-WAY ARE APPROXIMATE AND HAVE BEEN COMPILED.

COX AND DINKINS
 ENGINEERS & SURVEYORS
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 E-MAIL: COXANDINKINS@CSC.EDU

REVISIONS	DATE	DESCRIPTION

PROJECT:
**CITY OF COLUMBIA
 SEWER EXTENSION**
 LOCATED IN THE CITY OF COLUMBIA
 RICHLAND COUNTY, SOUTH CAROLINA

DATE: 7/18/2008
 DRAWN BY: JLD
 CHECKED BY: JLD
 1 of 2

PLANNED UNIT DEVELOPMENT
DESCRIPTIVE STATEMENT

For

**THE OPEN LIVING COMMUNITY CAMPUS
AT FARROW ROAD**

Prepared for

OPEN LIVING COMMUNITY, LLC

Columbia, South Carolina

Prepared in conjunction with
Bobbitt Design Build, LLC

500 Lawand Drive
Columbia, South Carolina 29210
803-731-5550



February 2010
Revised 2/26/10

2010-222-0043

SECTION 1

INTRODUCTION

General

The tract of land known as 5406 Farrow Road, bearing tax map number R11612-04-01 shall be leased by Open Living Community, LLC (hereinafter “OLC”), in 2010. This tract contains approximately 10 acres of undeveloped land within the city limits of Columbia in Richland County, South Carolina. The tract is located between Farrow Road and State Highway 277. More particularly, the property fronts Farrow Road (SC Highway 555) for approximately 500 feet on the west, borders single family homes to the south, an established church to the north and State Highway 277 to the east. The location is shown also in Exhibit B.

Based on the current Official Zoning Map from the City of Columbia, South Carolina, the property is currently zoned C-3, a commercial designation.

OLC is pursuing the development of the property for mixed uses to achieve the highest and best use for the land and the community. OLC wishes to define the property zoning using this Commercial Planned Unit Development (herein after “PUD-C”) descriptive statement that shall be incorporated into and become binding on the above referenced property.

The land use areas indicated on the Conceptual Master Plan (Exhibit B) are not intended to be rigid exact boundary lines for future land use and improvements. The Conceptual Master Plan for the Open Living Community Campus shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, pedestrian friendly requirements, market conditions and design parameters and as such, the exact location of boundary lines and buildings between land uses and their subsequent location and size indicated within the planning area may change at the time development plans are submitted to the Planning Commission for site plan review and approval; provided, however, that maximum densities and any other specific requirement or condition of this PUD-C are strictly adhered to.

Unless otherwise established within this PUD-C, questions regarding the appropriateness of use at and development upon the property shall be evaluated as if it were zoned C-3, General Commercial, including but not limited to signage. OLC will work with the City of Columbia to remove or cause to be removed any existing billboards on site.

Given the necessity for flexibility within this PUD-C, OLC acknowledges that not all documentation traditionally required upon a site plan or for a site plan review and approval are provided at the time of consideration of the PUD-C; however, OLC ensures that development plans submitted for site plan review and approval will include all required items and, unless amended by this PUD-C, comply with all City codes, ordinances, and regulations. To be certain, and regardless of any thresholds established within the Zoning Ordinance, any development upon the property must have site plan review and approval from the Planning Commission.

SECTION 2

SITE ANALYSIS

Characteristics Affecting Site Plan

Vegetation

Canopy trees found on the property include pines and various hardwoods, along with other kinds of understory trees. A tree survey or other similarly conclusive study shall be submitted in conjunction with the documentation required for the Planning Commission to conduct site plan review.

Topography and Soils

The topography varies from essentially flat terrain along the Farrow Road frontage then gently sloping in decreasing elevations towards State Highway 277. Elevations on the site range from 334 feet near Farrow Road to 304 feet near the side of the site where Highway 277 abuts the property.

Waterways and Wetlands

The site contains no known streams or tributaries. A wetlands delineation will be forthcoming as outlined in the lease agreement pursuant to the obligations of the Lessee. OLC does not anticipate finding wetlands on the site. Flood Insurance Map Panel No. 45079C0084G Effective date of 01/19/1994, shows no indication of Flood Plain near the property.

Hydrology

Very preliminary engineering suggests that two areas shown upstream from the property's lowest point can accommodate stormwater detention facilities. These detention ponds will be planned and designed in conjunction with both the overall infrastructure improvements and the individual sections of the campus.

SECTION 3

LAND USE PLAN

General

The Conceptual Master Plan pictorially shows the elements of the descriptive statement. The plan has been created around the grouping of mixed but compatible land uses and in light of physical constraints created by the dimensions of the property. The portion of the tract on the west side and closest to Farrow Road is deemed best suited for the OLC facility in light of its proximity and access to Farrow Road and the presence of existing commercial uses along the Farrow Road corridor. This tract is referred to as Parcel 1. A tract south of the OLC facility (referred to as Parcel 2) has been identified for commercial-type use, as has the remaining area on the east end of the property (referred to as Parcel 3).

Allowed Uses – All Parcels

Permitted uses at Parcel 1 are those currently listed as permitted within the C-1, C-2, C-3, RG-2, and RG-3 zoning districts of Table 1, Table of Permitted Uses, Sec. 17-258 of the Zoning Ordinance, as it may be amended from time to time.

To be certain, this parcel may include a hotel, condo/hotel, suite hotel, organizational hotel, or other like building or buildings with guest rooms for sleeping, kitchens and/or dining rooms to provide meals for guests, as well as public restaurants, bars when associated with a restaurant, and entertainment areas. Conference and other like facilities may accompany the hotel and may be integral to the hotel or detached. Hotels, Inns, and timeshare projects shall be considered a commercial land use and will not be subject to residential density regulations. The specific uses described within this paragraph shall not require any special exception action by the Board of Zoning Appeals.

In as much as the Planning Commission must conduct site plan review for the development upon each parcel, no special exception action by the Board of Zoning Appeals is required to establish any other use listed as a special exception where the use is specifically described/listed upon the application for site plan review approved by the Planning Commission. Where a use listed as a special exception is proposed after the associated building and site plan are established, the Zoning Administrator shall determine whether or not modification to the building and/or site are

necessary to ameliorate any potential negative secondary impacts. Where the Zoning Administrator opines that such modifications are necessary, the Zoning Administrator shall make such modifications a condition of zoning approval. If OLC or any authorized party requires relief from those modifications/conditions, the Planning Commission shall hear the appeal and evaluate it as a minor amendment to this PUD-C.

Prohibited Uses – All Parcels

Regardless of any future amendments to the Zoning Ordinance, at no time shall the following uses be permitted upon any parcel within this development:

- (1) Junkyards or auto salvage yards;
- (2) Gambling facilities not authorized by law;
- (3) Outdoor Amusement Parks;
- (4) Outdoor go cart racing facilities;
- (5) Outdoor roller coasters and other carnival like facilities;
- (6) Sexually-oriented businesses; and
- (7) Payday loan or title loan establishments.

Density – All Parcels

Parcels 1, 2, and 3 are not bound by lot area, lot width, or lot coverage requirements, and Parcels 1, 2, and 3 are not limited to the number of dwelling, occupancy, or other like living units. Height, parking, setback, landscaping, and tree preservation requirements shall dictate the bulk of any building(s).

Setbacks and Buffers – All Parcels

No bufferyard shall be required between parcels. Underground utilities and stormwater management facilities, as described and shown, are allowed in the perimeter setbacks and buffer areas. The applicant shall install a 6-foot high opaque fence along the south and east sides of the internal circulation road and along the east side of a driveway along the east side of Parcel 3, if any; such fences shall be setback sufficient distance from the curb line to allow the planting of 3-inch canopy trees in such quantity to average 30 feet on center and evergreen shrubs sufficient to form a solid mass along the fence. The applicant shall make every effort to preserve existing trees along

these common lot lines, regardless of size or species. The applicant may reduce the height of such fences where necessary to ensure adequate sight visibility of and for pedestrians and drivers.

Setbacks and Bufferyards – Parcel 1

Generally, building setbacks shall be as if the property were zoned C-3. Specifically, the setbacks shall be 25 feet along Farrow Road, 12.5 feet along the internal circulation road, and 5 feet along the north and east lot lines, which are defined as side lot lines.

The applicant shall provide a D-bufferyard along the north lot line and a 3-inch canopy tree every 30 feet on center along Farrow Road.

Setbacks and Bufferyards – Parcel 2

Building setbacks shall be 25 feet along Farrow Road, 12.5 feet along Tarragon Drive, and 5 feet along all other lot lines. Parking shall not be permitted between the building and Farrow Road and the building and Tarragon Drive. Setbacks from Tarragon Drive shall be sufficient enough to allow adequate sight visibility along a driveway along the east side of the parcel, if any.

The applicant shall provide a D-bufferyard along the east lot line, if no drive/road connects to Tarragon Drive, and a 3-inch canopy tree every 30 feet on center along Farrow Road.

Setbacks and Bufferyards – Parcel 3

Building setbacks shall be 12.5 feet along the internal circulation road, 5 feet along the east and west lot lines, which are defined as side lot lines, and 10 feet along the north lot line, which is defined as a rear lot line.

The applicant shall provide an 8-foot high opaque fence along the north lot line and landscape material in quantity required of a 40-foot wide, D-bufferyard. With this fence and landscape material, the applicant may reduce the width of the bufferyard to 10 feet. The applicant may waive this fence and landscaping requirement by installing a D-bufferyard along the north lot line that complies with the Zoning Ordinance as it may be amended from time to time. The bufferyard selected by the applicant for the north lot line shall be extended to the I-277 lot line. The applicant shall make every effort to preserve existing trees along the north lot line, regardless of size or species. Cuts within this bufferyard may be allowed where the applicant wishes to provide

vehicular or pedestrian connect to the property to the north following express written permission of the property owner to the north.

Building Height

The height of any development upon the property shall be reviewed against the height requirements of the C-3 zoning district at the time of adoption of this PUD-C.

Landscaping and Tree Preservation Requirements

The applicant shall meet all landscaping and tree preservation requirements of the City of Columbia's Zoning Ordinance, as it may be amended from time to time, except as expressly modified within this PUD-C. Each parcel shall meet the density factor of the Zoning Ordinance. As established by the Zoning Ordinance, this PUD-C permits the use of the Alternative Compliance Committee to resolve disputes regarding landscaping and tree preservation, if any. In the event that such a dispute cannot be resolved through the Alternative Compliance Committee, the Planning Commission shall have the authority to review and approve a variance to the requirement(s) in question, processed as a minor amendment.

The Department of Forestry and Beautification shall have the final decision as to the species of any canopy trees along Farrow Road or the internal circulation road.

In any instance, credit for preserved trees shall be applied toward the respective planting requirement.

Parking

The amount of parking upon the property is discounted because of the demographics of the intended residents, and the mixed-use nature, of the development. The applicant shall provide 0.25 parking spaces for every discrete dwelling, occupancy, or other like living unit as long as the occupancy of such unit remains restricted to age 55 or greater, is restricted to occupants that are not legally permitted to operate motor vehicles or to occupants that are primary receivers of services which are provided within the campus. For every discrete dwelling, occupancy, or other like living unit with no such restrictions, the applicant shall provide parking spaces at the rate of a multi-family use as required by the Zoning Ordinance as it may be amended from time to time. The applicant

shall provide 1.0 parking space for every hotel or other like commercial occupancy unit. The applicant shall provide 2.8 parking spaces per 1,000 sq.ft. of gross floor area for all other principle uses upon the property. The parking rates of this PUD-C are minimums and shall not be construed to limit the applicant's ability to provide additional parking.

Green Space

Some portions of the parcel are shown to be set aside for green space and include stormwater detention area. This land includes the areas associated with new road improvements to the leased property. Portions of these areas may include more formalized features such as swings and other type of equipment whereas other portions will consist of more passive areas including trails and natural vegetation. Stormwater detention ponds will be positioned in greenspace areas in some cases.

Building Design

Renderings and elevations provided within this PUD-C are for illustration only. During site plan review, the Planning Commission shall ensure that the design of any building proposed upon Parcel 2 is such that the building design encompasses the following characteristic benchmarks. The building(s) to be constructed on Parcel 2 is anticipated to have a mix of commercial and medical occupancies. The tenants in this facility will potentially service both the Open Living Community on Parcel 1 and the neighboring communities. In order to accentuate the important nexus between Parcels 1 and 2 it is anticipated that the primary entrances to the facilities in Parcel 2 will be oriented to the internal circulation road. There is an expectation that the facility will have a strong and articulated façade facing Farrow Road which will bookend the Farrow Road façade of the Open Living Community creating a common access portal at the junction of the internal circulation road and Farrow Road.

Because function, privacy, and entry control are all essential programmatic issues in medical occupancies it is not feasible for the building(s) anticipated to be constructed on Parcel 2 to have multiple functional entrances on Farrow Road, Tarragon Drive and its critical nexus with Parcel 1. The building(s) is envisioned to have a carefully articulated façade facing Farrow Road which will present an inviting architectural appearance to the community. Each occupancy will have a primary

entrance control point oriented toward the internal circulation road with pathways connecting to Parcel 1. All of the facility's parking will be shielded by the building's placement from both Farrow Road and Tarragon Drive. The Tarragon Drive façade will be carefully designed with offset screen walls and plantings so that it serves as an attractive residentially scaled transition between the commercial facility and the residential occupancies further down Tarragon Drive. It is anticipated that there will be architectural scale transitions along this side of the building to visually lower the mass of the building as seen from Tarragon Drive. Service functions will be screened from Tarragon Drive and support functions for the building will be accessed from the building's parking lot which will open onto the internal circulation road.

The applicant intends to design the main building upon Parcel 1 in accordance with a certifiable level of LEED standards.

Estimated Development Phasing Schedule

Parcel 1 – OLC Building	Summer 2010
Parcel 2 – Farrow Road Commercial Outparcel	Summer 2011
Parcel 3 – Intersate Commercial Outparcel	Summer / Fall 2012

SECTION 4

OTHER/MISCELLANEOUS DESIGN PRINCIPLES

Road System

It is the intent of this Plan that the internal road system be planned and designed so as to create interconnectivity between the various parcels to facilitate the free flow of pedestrians and vehicles throughout the overall development tract. As parcels develop adjacent to existing developed and undeveloped land the interconnectivity to these areas should be considered in light of topographic conditions, compatible adjoining uses, safety, and other factors. No bridges are anticipated to extend this interconnectivity across any road way system.

Pedestrian

All roads will have concrete sidewalks which will provide for pedestrian interconnectivity of the various development parcels. All sidewalks will be 4-feet wide and set part from the street curb by a grass-covered tree zone at least 4-feet wide in which the applicant shall install 3-inch DBH canopy trees in such quantity to average at least every 30 feet on center. This grass-covered zone may be reduced to zero (0) feet to allow the sidewalk to abut on-street parking or another like feature where trees are not typically found, such as a covered entrance to a building. Similarly, the sidewalk may deviate from a generally parallel path to the street where pedestrian traffic would be better guided along or toward green/open space or other like amenities. Beyond that, additional pathways will be needed to connect park and buffer areas so as to provide an overall interconnection of these facilities.

Green Space

The Plan reserves a portion of the land total to open space in its current form and accounting for buffers & setbacks and other green areas which will be associated with the internal development of the various parcels. It is the intent of the plan that green space be provided so as to enhance the quality of the area for all stakeholders of the development. At the time individual parcels are developed and submitted for site plan review by the Planning Commission, green space will be further defined and calculated.

SECTION 5

REQUIRED INFRASTRUCTURE

Roads

There is one primary road within the overall OLC development. In the development, a main internal connector road is planned to leave Farrow Road and to continue to the back portion of the property conforming to City of Columbia and State of South Carolina Departments of Transportation (SCDOT) standards. This internal collector will be a two lane roadway with curb and gutter and sidewalks. Each parcel shall access Farrow Road via this internal connector only; no individual curb cuts to Farrow Road are permitted. Parcel 2 may have one curb cut to Tarragon Drive. While it is not likely that the volume of traffic to be generated from the development will cause the number of lanes to increase, it may be necessary for the applicant to make certain improvements, such as acceleration or deceleration lanes or a traffic signal. If required by either the City of Columbia or SCDOT, a traffic study will be conducted and submitted in conjunction with the documents required by the Planning Commission to conduct site plan review. Any improvements required by a traffic study shall be completed before occupancy permits are issued for the associated building.

Each Parcel will be connected to this primary road. Connectivity will be considered for each parcel development during site plan review by the Planning Commission. Individual Parcel roads may be designed and constructed to narrower standards than that described above provided that such design does not deviate from City requirements or regulations.

Stormwater Detention

The Lessee will prepare stormwater management plans for each planned parcel as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm licensed by the State of South Carolina prior to the development of any parcel. Such facilities will be done according to the City of Columbia and DHEC standards. The stormwater drainage master plan will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of BMP's (as established by the stormwater standards of the City of Columbia and then applicable

state and federal governmental regulations) to enhance water quality and protect the surrounding environment.